



JON S. CORZINE
Governor

New Jersey Office of the Attorney General

Division of Consumer Affairs
State Real Estate Appraisers Board
124 Halsey Street, 3rd Floor, Newark, NJ 07102



ANNE MILGRAM
Attorney General

EVALUATION CERTIFICATION FORM

LAWRENCE DEMARZO
Acting Director

I, (_____) have been a designated supervisor of (_____)
Name of supervisor Name of trainee

(_____). The termination of the supervising appraiser and trainee relationship was
trainee permit number

Mailing Address:
P.O. Box 45032
Newark, NJ 07101
(973) 504-6480

effective on (____ / ____ / ____). Pursuant to **N.J.A.C. 13:40A-4.6(8)** this certification is an evaluation of the
date
activities performed by the trainee.

	Satisfactory	Unsatisfactory	Not Applicable/Comments
Understands USAP Goals			
Identifying Scope of Work Required			

Research of Subject Property			
Relevant Characteristics			
Sales History			
Contract of Sale (when applicable)			
Survey/Tax Map			
Applicable Zoning			

Cost Approach			
Building Costs			
Age/Life Factors			
Contribution of the Land			
Sources of Depreciation			

Sales Comparison Approach			
Identification of Neighborhood			
Location Variables			
Selection of Comparable Properties			
Market Conditions/Financing Factors			
Gross Rent Multipliers			
Acceptable Adjustment Methodology			

Income Approach			
Lease Agreements/Market Rent			
Development of Net Operating Income			
Capitalization Rates/Methodology			

Reconciliation			
Competent Analysis of Data Collection			
Ability to Express Analysis			
Certification Requirements			

Record Keeping			
Understands USPAP Requirements			

Signature of Supervisor: _____ Date: _____